



CITY COUNCIL REGULAR MEETING

TUESDAY, JANUARY 13, 2026 at 7:30 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

MINUTES

A Regular Meeting of the Albion City Council of the City of Albion, Nebraska was convened in open and public session at 7:30 p.m. on January 13, 2026 at Albion City Hall, 420 West Market St., Albion, NE. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Board. Notice of this meeting was given in advance by publication, a designated method for giving notice; a copy of proof of publication is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers.

ROLL CALL

Present were Mayor James Jarecki and Council Members Jack Dailey, Marcus Johnson, Jason Tisthammer, and Jon Porter.

City staff present were City Administrator Andrew Devine, City Attorney Darren Wright, Deputy Clerk Sharon Ketteler, and Police Chief Brent Lipker.

MAYOR'S COMMENTS

None.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE DECEMBER 9, 2025 CITY COUNCIL MEETING

Councilman Porter made a motion to approve the minutes of the December 9, 2025 City Council Meeting, seconded by Johnson. Voting Yea: Dailey, Johnson, Porter, Tisthammer. Voting Nay: None. Motion carried.

OLD BUSINESS

2. CONSIDER PLAYGROUND EQUIPMENT PROPOSAL OF CREATIVE SITES, LLC. FOR THE "PARK ON CLARK" PROJECT FOR APPROVAL

Clerk Devine reviewed the revised proposal with the council, stating that Creative Sites was able to decrease the proposal by \$100,000 for a total of \$250,000.00 as was discussed at last month's city council meeting. They reduced the footprint from 5,500 square feet to 3,850 square feet by removing two single spinner chairs and one set of swings. Councilman Porter made a motion to approve the revised proposal and award the playground equipment contract for the "Park on Clark" project to

Creative Sites, LLC; seconded by Johnson. Voting Yea: Porter, Johnson, Dailey, Tisthammer. Voting Nay: None. Motion carried.

PUBLIC HEARINGS

3. PUBLIC HEARING

PRELIMINARY PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Mayor Jarecki opened the public hearing at 7:32 p.m. and sought public comment. Rich Riley was present to explain the Preliminary Plat Application is to separate a piece of property into 5 individual Lots. They plan to build a home on one of the Lots and sell the other four. Mayor Jarecki sought additional comment. Hearing none, Jarecki closed the public hearing at 7:34 p.m.

Mayor Jarecki then skipped to Item # 5 for the council to consider the Preliminary Plat Application for Blessings Subdivision.

4. PUBLIC HEARING

PRELIMINARY PLAT APPLICATION, DEVELOPMENT AGREEMENT, AND FINAL PLAT APPLICATION FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Mayor Jarecki opened the public hearing at 7:40 p.m. and sought public comment. Dylan Martin, representative of Marilee Niewohner, was present to explain the application is to separate the property into four parcels. Lots 1 and 4 will be retained by Niewohner's. Lot 2 separates a house that has been on the property for years. And Mr. Martin plans to build a single-family home on Lot 3. Mayor Jarecki sought additional public input. Hearing none, he closed the public hearing at 7:42 p.m.

Mayor Jarecki then skipped to Item # 6 for the council to consider the Preliminary and Final Plat Applications and Development Agreement for Marilee 1st Addition.

NEW BUSINESS

5. CONSIDER PRELIMINARY PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Councilman Porter expressed his concern regarding the flood plain that the property resides in. Mr. Riley stated they hired an engineering group to do a drainage study. The engineers recommended putting in three 6'X10' box culverts to allow for proper drainage. Mr. Riley stated they have a full drainage plan for the entire 40 acres. Using the large survey map, Mr. Riley showed the council where he plans to build a private access road from the county road to the new development and each new Lot. The Preliminary Plat Application, Survey, and a draft of the Development Agreement were provided for council review. Clerk Devine noted that the Planning Commission reviewed all documents on January 5, 2026 and recommended approval. Following discussion, Councilman Johnson made a motion to approve the Preliminary Plat Application of Blessings Subdivision as presented, seconded by Dailey. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. Motion carried.

Mayor Jarecki then went back to Item # 4 for the public hearing for Preliminary and Final Plat Applications for Marilee 1st Addition.

6. CONSIDER PRELIMINARY PLAT APPLICATION, DEVELOPMENT AGREEMENT, AND FINAL PLAT APPLICATION FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA

The Preliminary Plat and Final Plat Applications were available for council review, along with the Surveys and Development Agreement. Clerk Devine stated that since the property will include 4 Lots or less, the Preliminary and Final Plat Applications may be submitted simultaneously. Devine noted that the Planning Commission reviewed all documents on January 5, 2026 and recommended approval. Councilman Porter made a motion to approve the Preliminary Plat Application for Marilee 1st Addition as presented, seconded by Johnson. Voting Yea: Johnson, Tisthammer, Dailey, Porter. Voting Nay: None. Motion carried. Councilman Porter made a motion to approve the Development Agreement for Marilee 1st Addition as presented, and authorize the Mayor to execute the same; seconded by Dailey. Voting Yea: Porter, Johnson, Tisthammer, Dailey. Voting Nay: None. Motion carried. Councilman Johnson made a motion to approve the Final Plat Application for Marilee 1st Addition as presented, seconded by Porter. Voting Yea: Dailey, Johnson, Tisthammer, Porter. Voting Nay: None. Motion carried.

RESOLUTIONS

7. CONSIDER RESOLUTION SERIES 101(26) DECLARING NUISANCES

Council members reviewed two nuisance reports provided by Officer Michael Lipker. Councilman Johnson made a motion to introduce and approve Resolution Series 101(26) - 21 & 22 Declaring nuisances, seconded by Porter. Voting Yea: Johnson, Tisthammer, Dailey, Porter. Voting Nay: None. Motion carried.

ORDINANCES

8. NONE

REPORTS

9. City Administrator Report

City Administrator report to the City Council regarding the status of various city departments, city activities, and city financial reports.

Administrator Devine had previously provided a written report for council review. Devine added there will be a pre-construction meeting next week for the Pavillion/Restroom at Clark Park. No action taken.

10. CONSIDER BILLS FOR APPROVAL

***REVIEW MONTHLY BILLS REPORT AND CONSIDER FOR APPROVAL AND PAYMENT**

Councilman Porter questioned if the Cardinal Cage Committee is reviewing the project bills before we get them? Devine stated the committee reviews the bills first, then Ed Knott forwards them to the city for payment. Porter also inquired about the MacQueen Equipment bill for an Ignition Switch for the new Sweeper. Porter stated that it should be covered under warranty. Councilman Porter made a motion to approve bills report for payment and affirm all paid claims as presented, except for bills from Speed

Services and MacQueen Equipment; seconded by Johnson. Voting Yea: Dailey, Porter, Tisthammer, Johnson. Voting Nay: None. Motion carried. Councilman Johnson made a motion to approve bills from Speed Services for payment, seconded by Dailey. Voting Yea: Tisthammer, Dailey, Johnson. Voting Nay: None. Abstaining: Porter. Motion carried.

11. CONSIDER EMPLOYEE EVALUATION FOR APPROVAL

Councilman Porter made a motion to approve the employee evaluation and step-raise of Sharon Ketteler, seconded by Tisthammer. Voting Yea: Johnson, Porter, Tisthammer, Dailey. Voting Nay: None. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

12. Next Regular Meeting: February 10, 2026 7:30 p.m.

* Development Agreement and Final Plat Application of Blessings Subdivision

* Cardinal Cage Lease Agreement

13. Public Comment for Future Consideration

None.

ADJOURN

Councilman Dailey made a motion to adjourn the meeting at 7:55 p.m., seconded by Johnson. Voting Yea: Dailey, Porter, Johnson, Tisthammer. Voting Nay: None. Motion carried.

I the undersigned Clerk hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council; that all subjects included in the foregoing proceedings were contained in the Agenda for the meeting, kept continually current and available for inspection at the office of the Clerk; that such subjects were contained in said Agenda for at least 24 hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for the examination and copying of the public; that said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification of meetings of said body were provided advance notification of the time and place of said meeting and subjects to be discussed at said meeting.

James Jarecki, Mayor

ATTEST:

Sharon Ketteler, Deputy Clerk